

Referred to 76

Exhibit 7
Catalina Way

GRANT DEED

THIS INSTRUMENT, made and entered into on the 54th day of April, in the year of our Lord, Nineteen Hundred and Fifty-seven, by and between JOSEPH TAVAGLIONE and MARY TAVAGLIONE, husband and wife, parties of the first part, and the CITY OF RIVERSIDE, a municipal corporation of the State of California, party of the second part:

WITNESSETH: That the above named parties of the first part, owners of property described below, and whose signatures are attached hereto, for a valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey to the party of the second part, for use as a PUBLIC STREET, all that certain real property situated in the City of Riverside, County of Riverside, State of California, and more particularly described as follows:

All that portion of the South one-half of the Southeast one-quarter of Section 34, Township 2 South, Range 5 West, S. B. E. & M; described as follows:

Beginning at a point on the South line of Lot 8 of Fairview Heights as recorded in Map Book 14 at page 50, Records of Riverside County, California; which bears N. 89° 15' 50" E; a distance of 13.00 feet from the Southwest corner of said Lot 8;

THENCE N 89° 15' 50" E; along the South line of said Fairview Heights, a distance of 414.45 feet;

THENCE Southwesterly on a curve concave to the Northwest, having a radius of 45.00 feet, through an angle of 127° 51' 50", an arc length of 100.42 feet;

THENCE Northwesterly on a curve concave to the Southwest, having a radius of 12.00 feet, through an angle of 37° 51' 50", an arc length of 7.93 feet;

THENCE S. 89° 15' 50" W; a distance of 85.02 feet;

THENCE Westerly on a curve concave to the Southeast, having a radius of 117.00 feet, through an angle of 18° 47' 50", an arc length of 38.38 feet to a point of reverse curve;

THENCE Westerly on a curve concave to the Northwest, having a radius of 133.00 feet, through an angle of 18° 47' 50", an arc length of 60.04 feet;

THENCE S. 89° 15' 50" W; a distance of 141.50 feet;

7715

Book 2055 334

1 THENCE Southwesterly on a curve concave to the Southeast,
2 having a radius of 125.00 feet, through an angle of 89°
17' 50", an arc length of 18.70 feet;

3 THENCE N 00° 02' W; a distance of 60.85 feet to the point
4 of beginning.

5 EXCEPTING that portion included within the strip of land
6 20 feet in width as conveyed to the City of Riverside by
7 deed recorded February 8, 1894 in Book 11, page 91 of
8 Deeds, Records of Riverside County California.

9 /s/ Joseph Tavaglione, Sr.

10 Joseph Tavaglione

11 /s/ Mary Tavaglione

12 Mary Tavaglione

13 STATE OF CALIFORNIA)

14 SS:

15 COUNTY OF RIVERSIDE)

16 ON THIS _____ day of _____, A. D., 1957, before
17 me _____, a Notary Public in and for
18 said County and State, personally appeared JOSEPH
19 TAVAGLIONE and MARY TAVAGLIONE, known to me to be the
20 persons whose names are subscribed to the within instrument,
21 and acknowledged to me that they executed the same.

22 IN WITNESS WHEREOF, I have hereunto set my hand and affixed
23 my official seal the day and year in this certificate first
24 above written.

25 _____
26 Notary Public in and for said County and State
27
28
29
30
31
32

RESOLUTION NO. 7725

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
RIVERSIDE, CALIFORNIA, ACCEPTING A GRANT DEED.

BE IT RESOLVED, that a Grant Deed dated April 24, 1957, executed
by Joseph Tavaglione and Mary Tavaglione, granting to the City of Riverside,
a municipal corporation, for use as a public street, a portion of the South
one-half of the southeast one-quarter of Section 34, Township 2 South, Range
5 East, SBPM, being more particularly described in said Deed, which Deed
supersedes Deed No. 2976, be, and the same is hereby officially accepted.

Adopted by the City Council, signed by the Mayor and attested by the
City Clerk this 7th day of May, 1957.

E. J. Sales
Mayor of the City of Riverside

ATTEST:

C. J. Davis
City Clerk of the City of Riverside.

I, C. J. Davis, City Clerk of the City of Riverside, California,
hereby certify that the foregoing resolution was duly and regularly introduced
and adopted by the City Council of said City, at its meeting held on the 7th
day of May, 1957, by the following vote:

Ayes: Councilmen Backstrand, Bonnett, Johnson, O'Neill, Smutz
and Voris.

Noes: None.

Absent: Councilman Forgin.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the
official seal of the City of Riverside, California, this 7th day of May, 1957.

C. J. Davis
City Clerk of the City of Riverside

FAIRVIEW

M.B. 14/50

HEIGHTS SUB.

RIV. CO. REC.

1

2

3

8

30

25

10

414.95

CARLSBAD WAY

To Be Acquired

R=18
Δ=03°17'50"
L=18.70

R=183 L=60.04
Δ=18°47'50"

R=17
L=19.07
Δ=18°47'50"

R=12
Δ=37°51'50"
L=7.93

POR. SO. 1/2 OF SE 1/4 OF SEC. 34
T.2 S., R.5 W., S.B.B. & M.

SCALE 1"=60'

N

PLAT

LAND TO BE ACQUIRED
FOR EXTENSION OF
CARLSBAD & BRYCE WAY

N69°59'E

Δ=93°
R=12
L=10.05

To Be
Acquired

66.67

INTERSECTION CENTER-LINES
RIVERSIDE AVE. & BRYCE WAY

GRANT DEED

THIS INSTRUMENT, made and entered into on the 24th day of April, in the year of our Lord, Nineteen Hundred and Fifty-seven, by and between JOSEPH TAVAGLIONE and MARY TAVAGLIONE, husband and wife, parties of the first part, and the CITY OF RIVERSIDE, a municipal corporation of the State of California, party of the second part:

WITNESSETH: That the above named parties of the first part, owners of property described below, and whose signatures are attached hereto, for a valuable consideration, receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey to the party of the second part, for use as a PUBLIC STREET, all that certain real property situated in the City of Riverside, County of Riverside, State of California, and more particularly described as follows:

All that portion of the South one-half of the Southeast one-quarter of Section 34, Township 2 South, Range 5 West, S. E. E. & M; described as follows:

Beginning at a point on the South line of Lot 8 of Fairview Heights as recorded in Map Book 14 at page 50, Records of Riverside County, California; which bears N. 89° 15' 50" E; a distance of 13.00 feet from the Southwest corner of said Lot 8;

THENCE N 89° 15' 50" E; along the South line of said Fairview Heights, a distance of 414.45 feet;

THENCE Southwesterly on a curve concave to the Northwest, having a radius of 45.00 feet, through an angle of 127° 51' 50", an arc length of 100.42 feet;

THENCE Northwesterly on a curve concave to the Southwest, having a radius of 12.00 feet, through an angle of 37° 51' 50", an arc length of 7.93 feet;

THENCE S. 89° 15' 50" W; a distance of 85.02 feet;

THENCE Westerly on a curve concave to the Southeast, having a radius of 117.00 feet, through an angle of 18° 47' 50", an arc length of 38.38 feet to a point of reverse curve;

THENCE Westerly on a curve concave to the Northwest, having a radius of 153.00 feet, through an angle of 18° 47' 50", an arc length of 60.04 feet;

THENCE S. 89° 15' 50" W; a distance of 141.50 feet;

1 THENCE Southwesterly on a curve concave to the Southeast,
2 having a radius of 12.00 feet, through an angle of 89°
3 17' 50", an arc length of 18.70 feet;

4 THENCE N 00° 02' W; a distance of 60.85 feet to the point
5 of beginning.

6 EXCEPTING that portion included within the strip of land
7 20 feet in width as conveyed to the City of Riverside by
8 deed recorded February 8, 1994 in Book 11, page 91 of
9 Deeds, Records of Riverside County California.

10 /s/ Joseph Tavaglione, Sr.

11 Joseph Tavaglione

12 /s/ Mary Tavaglione

13 Mary Tavaglione

14 STATE OF CALIFORNIA)

15 SS:

16 COUNTY OF RIVERSIDE)

17 ON THIS _____ day of _____, A. D., 1957, before
18 me _____, a Notary Public in and for
19 said County and State, personally appeared JOSEPH
20 TAVAGLIONE and MARY TAVAGLIONE, known to me to be the
21 persons whose names are subscribed to the within instrument,
22 and acknowledged to me that they executed the same.

23 IN WITNESS WHEREOF, I have hereunto set my hand and affixed
24 my official seal the day and year in this certificate first
25 above written.

26 _____
27 Notary Public in and for said County and State
28
29
30
31
32